

MARTINS FARM HOMEOWNERS' ASSOCIATION

Meeting Minutes

January 12, 2026

MartinsFarm.HOA.BOD@gmail.com

Officers Present: Kurt Morris, President; Beth Lembo, Vice President; Carolyn Narreau, Treasurer/Secretary

Residents Present: Peter Narreau, Mildred and Roy Haley

Minutes recorded by Carolyn Narreau.

Meeting called to order at 7:02 PM.

Location: Martins Farm HOA clubhouse, 405 Golden Meadows Lane, Suwanee GA

President's Comments: Our 2025 Board members were nominated for 2026; no other nominations were made. All accepted; we are happy to serve again.

ARC Report:

Total for 2025:

Friendly reminders / First violation letters sent: 87 (all cleared)

Requests received: 20

Approvals: 20

Denials: 0

Rental Update:

— We remain at capacity for our rentals with a waiting list.

Treasurer's Report:

- o Beginning balance October 1, 2025: \$ 24,279
 - Income – Fourth Quarter of 2025: \$ 2,250
 - Includes dues, fines, closing letters, rental fees
 - Expenses – Fourth Quarter of 2025: \$ 11,366
 - **Operating Cash balance end of fourth quarter December 30, 2025 \$ 15,163 (\$0 in reserve)**
 - Reserve fund is fully depleted; our goal in 2026 is to reserve for 1/3 of tennis court resurfacing - \$3,000 (estimated total cost \$9000) and hopefully more to go towards the pool resurfacing (10 years out). Tennis courts must be resurfaced every five years.
 - Our dues have been increased to match the cost of inflation. With an increase of 3% rounded up to the nearest \$5, the increase is \$25, bringing our 2026 dues to \$725. To date we have received 38 dues payments.

2026 Projects / Expected Expenses

- We have ordered all new umbrellas and table tops for the pool area.
- We expect a landscaping increase this year. We have received some comments and are aware our neighbors aren't completely happy with our current contractor. We have requested several times but this is the most affordable we've found. They have a new supervisor for our area who is very responsive and good to work with; we are also outsourcing projects when possible to save money.
- Possible pool pump replacement, quoted last year at \$5,000. We did replace one pump last year at a cost of \$5,000. The remaining pump leaks on and off. Have to wait until pool opens to see what shape the pump is in.

Meeting adjourned at 7:13 PM.

Our next meeting is scheduled for Monday April 13, 2026, 7 pm at our clubhouse. As always our meetings are open to all HOA members. Any changes will be posted on our website: MartinsFarm.com.